



RAO ASSOCIATES

(An ISO 9001:2000 Certified Company)

(Architects, Chartered Engineers & Govt. Approved Valuers for Immovable & Movable Properties etc)

C-48&49, Ganesh Nagar Complex, Pandav Nagar, Delhi-92

(O): 011-22483586, 22483752,

Mr PARISH RAO

Govt. Appr. Valuer

Cell - 9868169747,

9891368866

ASSOCIATES

- 1) M.M. Mahtani
Retired Govt. Eng
- 2) M.K. Nandawani
Govt. Appr. Valuer
- 3) Subhash Bishwas
Chartered Engineer
- 4) Amit Kumar
Architect

Mr. M. Parish Rao, Reg. Architect, Chartered Engineer & Govt. Approved Valuer, Cat-1/443 of 2000

ARCHITECT CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

I hereby confirm that land forming part of Building 9 B is detailed in the table below.

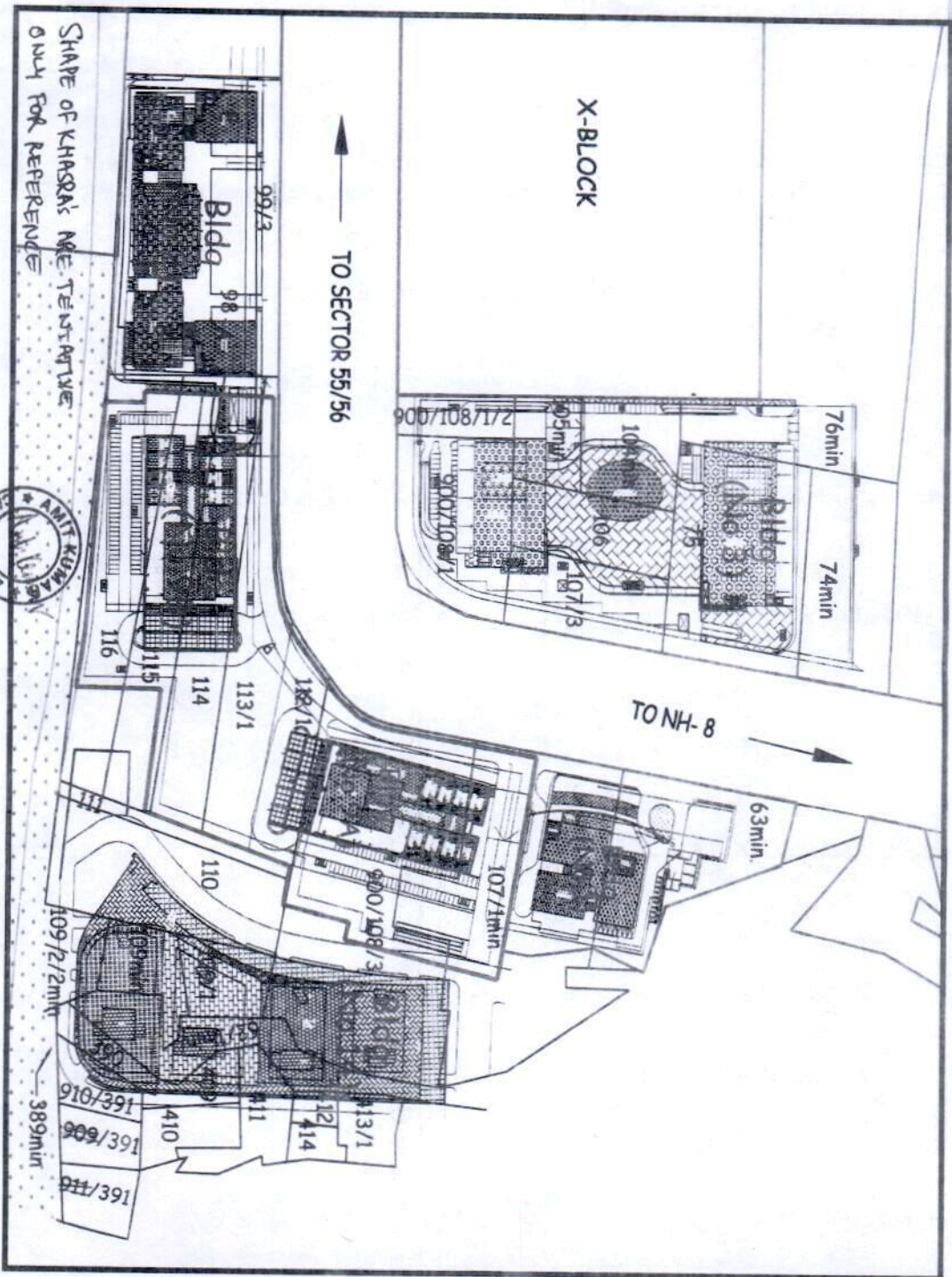
S. No.	Village	Khasra No./Killa No.	Bigha/ Kanai	Biswa /Marla	Biswansi	Acres	License No.
1	Nathupur	113/1min	2	-	2	1.25	07 of 2002
2		114min	2	4	7	1.39	
3		116min	1	8	10	0.89	08 of 2002
4		115min	1	11	12	0.99	295 of 2005
			6	23	31	4.52	

Note: - Building No. 9A & 9B have common basement

The Aforementioned Development is super imposed and highlighted in the attachment.

Architect





**REPORT ON TITLE OF TOWER-9B
LAND ADMEASURING 7 BIGHA 4 BISWA
11 BISWANSI (4.52 ACRE)
SITUATED AT VILLAGE NATHUPUR,
CYBER CITY COLONY, TEHSIL WAZIABAD,
GURGAON (HARYANA).**

Conducted by:

ASA Legal Services LLP

3, Birbal Road, Ground & First Floor, Jangpura Extension, New Delhi 110014.

Phone: +91 43108998, 45661440, 24327050

E-mail: asa@asalegal.in

Website: www.asalegal.in

INDEX

HEAD	PARTICULARS	PAGE NO.
ANNEXURE-B	Title Search Report	1-21
ANNEXURE-C	Certificate of Title	22-24
ANNEXURE-1	Devolution of Title	25-41
ANNEXURE-2	Documents required for Equitable Mortgage	42-44
ANNEXURE-3	Photocopy of Jamabandi Jamabandi for the Year 2010-2011, Jamabandi for the Year 2015-2016 and Jamabandi for the Year 2020-2021.	45-49
ANNEXURE-4	Photocopy of Jamabandi for the Year 2015-2016 and Jamabandi for the Year 2020-2021.	50-51
ANNEXURE-5	Copy of Inspection Receipt No. 16504 and 6118 both dated 28/10/2021.	52-53
ANNEXURE-6	Copy of Master Data of the company.	54-57
ANNEXURE-7	Copy of Index of Charges along with online search result.	58-84
ANNEXURE-8	Summary of CERSAI searches along with online search result.	85-155

Ref.: **asa/C/SBI/DLF Cyber City/Tower-9B/6845**

Dated: 15.11.2021

ANNEXURE B: TITLE SEARCH REPORT

Report of Investigation of Title in respect of immovable Property

(All columns/items are to be completed/commented by the Advocate)

1	a) Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India , Overseas Branch, Ahmedabad.
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	NIL, the documents are physically verified as available in the custody of Axis Trustee Limited, having its office at 3 rd Floor, Opposite Karol Bagh Metro Station, New Delhi.
	c) Name of the Borrower.	DLF Cyber City Developers Ltd.
2.	a) Name of the unit/concern/ company/person offering the property/ (ies) as security.	DLF Cyber City Developers Ltd.
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Limited Company
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower
3.	Complete or full description of the immovable property (ies) offered as security including the following details.	
	a) Survey No.	Tower No. 9-B constructed on Khasra Nos. 113/1 min (2-0-2), 114 min (2-4-7), 115 min (1-11-12), 116 min (1-8-10), (situated at DLF Cyber City, Sector-24, 25 & 25A) out of land acquired under the Sale Deeds perused below of land.
	b) Door/House no. (in case of house property)	Not Applicable
	c) Extent/ area including plinth/ built up area in case of house property	Land admeasuring 7 Bigha 04 Biswa 11 Biswansi OR 4.52 Acres
	d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Situated at Village Nathupur, Cyber City Colony, Tehsil & District Gurgaon, Haryana.
4.	a) Particulars of the documents scrutinized - serially and chronologically.	

<p>b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.</p> <p>Note: Only originals or certified extracts from the registering/land/revenue/ other authorities be examined.</p>				
Sl. No.	Date of Document	Name/ Nature of the Document	Original/ certified copy/ certified extract/ photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate.
1.	****	Intkal / Jamabandi / Revenue Records in respect of the Property	Photocopies	Original Title documents and Photocopies as mentioned here are verified as available in the custody of Axis Trustee Limited, having its office at 3 rd Floor, Opposite Karol Bagh Metro Station, New Delhi.
2.	26/04/1985	<p>Sale Deed executed by Mr. Bhagmal son of Indraaj (1/5 share), Mr. Prakash son of Bhagmal (3/10) and Mr. Sukhram son of Indraaj (1/2 share) in favour of M/s Delhi Land & Finance Limited in respect of land admeasuring 11 Bigha 17 Biswa comprised in Khasra Nos. 768 min. east (2-7-0), 484 (1-13-0), 485(0-11-0), 501(0-19-0), 502 (4-1-0), 116 (1-15-0), 358(0-11-0), situated at in the revenue estate of Village Nathupur, Tehsil & Jila Gurgaon.</p> <p>The said Deed is duly registered as Document No. 552, in Addl. Book No.1, Volume No. 2004/374 in Pages 63 to 66/13 on 26/04/1985.</p>	Original	

3.	22/05/1986	<p>Sale Deed executed by Nahidco Housing Pvt. Ltd. In favour of M/s DLF Universal Limited in respect of land admeasuring 06 Bigha 14½ Biswa comprised in Khasra Nos. 110(2-9-0), 113 min (2-0-10), 114(2-5-0), situated at in the revenue estate of Village Nathupur, Tehsil & Jila Gurgaon.</p> <p>The said Deed is duly registered as Document No. 971, in Book No. 1, Volume No. 2208 on 22/05/1986.</p>	Inspected from SRO Gurugram records.	No, as the property papers are deposited with HDFC Ltd.
4.	04/07/2003	<p>Sale Deed executed by Mr. Kushiram son of Tota (1/2 share), Mr. Naresh, Mr. Ram Kishore both sons (1/6 share), Ms. Santosh, Ms. Shankuntala both daughters (1/9 share) and Ms. Maina Devi wife of Ratiram (1/18 share) (through GPA Mr. Gopal Kumar) in favour of M/s DLF Universal Limited in respect of land admeasuring 01 Bigha 18 Biswa 07 Biswansi being 5/6 share of land admeasuring 02 Bigha 06 Biswa comprised in Khewat No. 14 min., Khata No. 24, Khasra No. 115(2-6), situated at in the revenue estate of Village Nathupur, Tehsil & Jila Gurgaon.</p>	Original	Original Title documents and Photocopies as mentioned here are verified as available in the custody of Axis Trustee Limited, having its office at 3 rd Floor, Opposite Karol Bagh Metro Station, New Delhi.

			The said Deed is duly registered as Document No. 4330, in Addl. Book No.1, Volume No. 7420/704 in Pages 53 to 54/159 on 04/07/2003.		
	5.	29/06/2004	<p>Sale Deed executed by Ramkala son of Ratiram (1/12 share), Mr. Surender Kumar and Mr. Hari Singh alias Chinnu both sons of Ramkala (1/12 share) in favour of M/s DLF Universal Limited in respect of land admeasuring 00 Bigha 07 Biswa 13 Biswansi being 1/6 share of land admeasuring 02 Bigha 06 Biswa comprised in Khewat No. 16 min, Khata No. 27, Khasra No. 115 (2-6), situated at in the revenue estate of Village Nathupur, Tehsil & Jila Gurgaon.</p> <p>The said Deed is duly registered as Document NO. 6997, in Addl. Book No. 1, on 29/06/2004.</p>	Original	
	6.	12/02/2002	<p>Licence bearing No. 07 issued by Director, Town & Country Planning, Haryana Chandigarh in favour of DLF Universal Ltd. In respect of Total land admeasuring 7.093 Acres situated at Village Nathupur & Dundaheera, District Gurgaon, Haryana for setting up of a Cyber City Colony. This Licence is valid upto 11/02/2007.</p>	Photocopy	

7.	12/02/2002	Licence bearing No. 08 issued by Director, Town & Country Planning, Haryana Chandigarh in favour of DLF Housing &* Construction Ltd. in respect of Total land admeasuring 65.732 Acres situated at Village Nathupur & Dundahera, District Gurgaon, Haryana for setting up of a Cyber City Colony. This Licence is valid upto 11/02/2007	Photocopy
8.	16/12/2005	Licence bearing No. 295 issued by Director, Town & Country Planning, Haryana Chandigarh in favour of DLF Universal Ltd. In respect of Total land admeasuring 2.445 Acres situated at Village Nathupur, District Gurgaon, Haryana for setting up of a Cyber City Colony. This Licence is valid upto 15/12/2010.	Photocopy
9.	29/06/2009	Occupation Certificate bearing Memo No. ZP-71/6193 issued by The Director, Town and Country Planning, Haryana, Chandigarh in favour of M/s DLF Ltd. in respect of Building No. 9(Block-B) & Basements in Cyber City (with an FAR of 52550.279 sq. mtrs.) in Sector-24, 25 & 25A DLF City, Gurgaon.	Photocopy
10.	16/05/2012	Letter (relating to the renewal of Licence No. 8 of 2002 dated 12/02/2002 upto 11/02/2007) issued by	Photocopy

			the Directorate of Town & Country Planning, Haryana, Chandigarh in favour of DLF Universal Ltd. and renewed upto 11/02/2014 in respect of land admeasuring 72.823 acres, situated at Village, Nathupur, Gurgaon, Haryana.		
	11.	13/05/2016	Letter (relating to the renewal of licence No. 7-8 of 2002 dated 12/02/2002) issued by the Directorate of Town & Country Planning, Haryana, Chandigarh in favour of DLF Universal Ltd., DLF Housing & Construction Ltd. and renewed upto 11/02/2018 in respect of land admeasuring 61.40 acres (after excluding the area measuring 11.425 acres notified under SEZ and to be de-licenced), situated in the revenue estate of Villages Nathupur & Dundahera, Sector 24, 25 & 25A, Distt. Gurgaon, Haryana.	Photocopy	
	12.	12/12/2017	Letter bearing Memo No. RL-150-PA(B)/2017/31836 (relating to the renewal of Licence No. 7-8 of 2002 dated 12/02/2002 and 295 of 2005 dated 16/12/2005) issued by the Directorate of Town & Country Planning, Haryana, Chandigarh in favour of DLF Ltd. & Others (formerly known	Photocopy	

			as DLF Universal Ltd.) and renewed upto 11/02/2020 & 15/12/2019 in respect of land admeasuring 61.40 acres & 1.9216 acres, in Sector 24, 25 & 25A, Gurugram, Haryana		
	13.	31/07/2020	Property Tax Receipt No. 1503509 (for the year 2020-2021) issued by Municipal Corporation Gurugram in favour of M/s DLF Cyber City Developers Limited whose Commercial Tax Rs.6535166/- and Fire Tax Rs.726128/- which was paid by M/s DLF Cyber City Developers Limited in respect of Building NO. 9B.	Photocopy	
	14.	06/11/2000	Order passed by Hon'ble High Court of Delhi at New Delhi, in Company Petition NO. 60 to 74 of 2000 whereby; several DLF Group Companies were duly amalgamated with DLF Housing & Construction Ltd.	Photocopy	
	15.	27/01/2004	Partnership Deed executed amongst DLF Universal Ltd., DLF Housing & Construction Ltd., Jai Yatayat Ltd., Silver Oaks Property Management Services Pvt. Ltd. Cee Pee Maintenance Services Pvt. Ltd. and Pee Tee Property Management Services Pvt. Ltd. for forming partnership in the name and style of DLF Cyber City.	Photocopy	

16.	25/05/2004	Amended Partnership Deed executed amongst Siler Oaks Property Management Services Pvt. Ltd., Cee Pee Maintenance Services Pvt. Ltd., Pee Tee Property Management Services Pvt. Ltd., Comfort Buildcon Pvt. Ltd., Sunlight Promoters Pvt. Ltd. Prompt Real Estate Pvt. Ltd., Highvalue Builders Pvt. Ltd., DLF Universal Ltd., DLF Housing & Construction Ltd. and Jai Yatayat Ltd. for forming partnership in the name and style of DLF Cyber City.	Photocopy
17.	01/02/2006	Amended Partnership Deed executed amongst Silver Oaks Property Management Services Pvt. Ltd., Cee Pee Maintenance Services Pvt. Ltd., Pee Tee Property Management Services Pvt. Ltd., Comfort Buildcon Pvt. Ltd., Sunlight Promoters Pvt. Ltd., Prompt Real Estate Pvt. Ltd., Highvalue Builders Pvt. Ltd., DLF Universal Ltd., DLF Housing & Construction Ltd. and DLF Real Developers Ltd. (erstwhile known as Jain Yatayat Ltd.) for forming partnership in the name and style of DLF Cyber City.	Photocopy
5.	a) Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents		Certified copies obtained from Sub-Registrar are not available. Further, we have verified

	made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)	details of title deeds as available in original in the custody of Axis Trustee Limited, having its office at 3 rd Floor, Opposite Karol Bagh Metro Station, New Delhi with the copies maintain with the concerned sub-registrar of assurances and found the same are in order.
	b) i) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's Office have been verified page by page with the original documents submitted?	Certified copies obtained from Sub-Registrar are not available. Further, we have verified details of title deeds as available in original in the custody of Axis Trustee Limited, having its office at 3 rd Floor, Opposite Karol Bagh Metro Station, New Delhi with the copies maintain with the concerned sub-registrar of assurances and found the same are in order.
	b) ii) Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced. (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).	We have verified the above mentioned Original title documents available in the custody of Axis Trustee Limited, having its office at 3 rd Floor Opposite Karol Bagh Metro Station, New Delhi.
6.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Only latest revenue record is available online for verification. However, the same is not complete and accurate at the website.
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Yes
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	Not possible.

7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar of Assurances-Wazirabad (now) and Gurgaon (earlier), Haryana.
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar-general. If so, please name all such offices?	No, only the concerned Sub-Registrar of Assurances-Wazirabad, Gurgaon Haryana.
	c) Whether search has been made at all the offices named at (b) above?	We have made searches with the concerned Sub-Registrar of Assurances Wazirabad (now) and Gurgaon (earlier), Haryana where document is registered.
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
8.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)	Please refer ANNEXURE-1 (DEVOLUTION OF TITLE)
9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.)	The owner has FREEHOLD rights
10.	If leasehold, whether;	Not Applicable
	a) lease Deed is duly stamped and registered	Not Applicable
	b) lessee is permitted to mortgage the Leasehold right,	Not Applicable
	c) duration of the Lease/unexpired period of lease,	Not Applicable.
	d) if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not Applicable

	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not Applicable
	f) Right to get renewal of the leasehold rights and nature thereof.	Not Applicable.
11.	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;	Not Applicable
	a) Grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	Not Applicable
	b) The mortgagor is competent to create charge on such property?	Not Applicable
	c) any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	Not Applicable
12.	If occupancy right, whether;	No
	a) Such right is heritable and transferable,	Not Applicable
	b) Mortgage can be created.	Not Applicable
13.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	As per title documents verified by us, no minor interest involved.
14.	If the property has been transferred by way of Gift/Settlement Deed, whether:	Not Applicable
	a) The Gift/Settlement Deed is duly stamped and registered;	Not Applicable
	b) The Gift/Settlement Deed has been attested by two witnesses;	Not Applicable
	c) The Gift/Settlement Deed transfers the property to Donee;	Not Applicable
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions?	Not Applicable
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	Not Applicable
	f) Whether the Donee is in possession of the gifted property?	Not Applicable
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	Not Applicable

	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable
15.	a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	Not Applicable
	b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	Not Applicable
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	Not Applicable
	d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	Not Applicable
	e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not Applicable
16.	Whether the title documents include any testamentary documents /wills?	No
	a) In case of wills, whether the will is registered will or unregistered will?	Not Applicable
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not Applicable
	c) Whether the property is mutated on the basis of will?	Not Applicable
	d) Whether the original will is available?	Not Applicable
	e) Whether the original death certificate of the testator is available?	Not Applicable
	f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	Not Applicable

17.	a) Whether the property is subject to any wakf rights?	No
	b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	Not Applicable
	c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
18.	a) Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	No
	b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable
19.	a) Whether the property belongs to any trust or is subject to the rights of any trust?	No
	b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not Applicable
	c) If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable
	d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable
20.	a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	No
	b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not Applicable
	c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained?	Not Applicable

21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	No
22.	a) Whether the property is subject to any pending or proposed land acquisition proceedings?	As per documents verified the subject property not under and acquisition proceedings.
	b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	As per documents/searches no land acquisition proceedings pending.
23.	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	On the basis of searches in concerned Sub Registrar of Assurances and Revenue Records the property in question is not under litigation.
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	The property in question is not under litigation. However, to be more cautious an undertaking stating that the property in question alongwith building constructed thereon is not a part of any lis-pendens is to be obtained from DLF Cyber City Developers Limited.
	c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking?	No seal or marking on the title documents
24.	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	Not Applicable
	b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	Not Applicable
	c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	Not Applicable

25.	a)	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	Please refer Para 3.2 of Annexure-1 for Borrowing Power and Common Seal. However, Company has to pass necessary resolution to create mortgage.
	b)i)	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes/No	Khasra No. 113 & 114 was sold by Nahidco Housing Pvt. Limited and other property was sold by individuals.
	ii)	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company/LLP (seller) and the vendee company (purchaser) ?	As per ROC no charges exists against Nahidco Housing Pvt. Limited.
	iii)	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)? Yes/No.	As per ROC no charges exists against Nahidco Housing Pvt. Limited who sold Khasra No. 113 & 114.
	iv)	If the search reveals encumbrances/charges, whether such charges/encumbrances have been satisfied? Yes/No	As per ROC no charges exists against Nahidco Housing Pvt. Limited
26.		In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not Applicable
27.	a)	Whether any POA is involved in the chain of title?	Not Applicable
	b)	Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	Not Applicable

	c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) One executed by the Builders viz. Companies/Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	Not Applicable
	d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not Applicable
	e) In case of Common POA (i.e. POA other than builder's POA), please clarify the following clauses in respect of POA. (i) Whether the original POA is verified and the title investigation is done on the basis of original POA? (ii) Whether the POA is a registered one? (iii) Whether the POA is a special or general one? (iv) Whether the POA contains a specific authority for execution of title document in question?	Not Applicable
	f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not Applicable
	g) Please comment on the genuineness of POA?	Not Applicable
	h) The unequivocal opinion on the enforceability and validity of the POA.	Not Applicable
28.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	Not Applicable
29.	If the property is a flat/apartment or residential/commercial complex, check and comment on the following:	

a) Promoter's/Land owner's title to the land/building;	As per referred documents M/s DLF Cyber City Developers Ltd. is the owner of land in question.
b) Development Agreement/Power of Attorney;	Not Applicable
c) Extent of authority of the Developer/builder;	Not Applicable
d) Independent title verification of the Land and/or building in question;	Yes, as per referred documents M/s DLF Cyber City Developers Ltd. is the owner of land in question.
e) Agreement for sale (duly registered);	Not Applicable
f) Payment of proper stamp duty;	As per documents registered in the year 1985-86, we could not find any marking regarding deficiency of stamp duty, as such it is assumed that proper stamp duty was paid on the title documents.
g) Requirement of registration of sale agreement, development agreement, POA, etc.;	Not Applicable
h) Approval of building plan, permission of appropriate/local authority, etc.;	As per documents Licence to develop the land in question and upon completion of building occupancy certificate was issued by the concerned authority.
i) Conveyance in favour of Society/Condominium concerned;	Not Applicable
j) Occupancy Certificate/allotment letter/letter of possession;	Upon completion of building/commercial complex concerned authority issued Occupancy certificate.
k) Membership details in the Society etc.;	Not Applicable

	<p>l) Share Certificates;</p> <p>m) No Objection Letter from the Society;</p> <p>n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;</p> <p>o) Requirements, for noting the Bank charges on the records of the Housing Society, if any;</p> <p>p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.</p> <p>q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.</p>	<p>Not applicable</p> <p>Not Applicable</p> <p>Not Applicable, as the entire building is owned by M/s DLF Cyber City Developer Limited. Upon completion of building/commercial complex concerned authority issued Occupancy certificate.</p> <p>Not Applicable,</p> <p>Not Applicable</p> <p>Not Applicable.</p>
30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	DLF Cyber City Developers Ltd. created mortgage in favour of Axis Trustee Services Limited.
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	Not Applicable, as the concerned Sub-Registrar could not issue encumbrance certificate. However, searches are conducted for the period last 30 years i.e. from 1990 onwards.
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Property Tax Receipt (for the year 2020-2021) dated 31/07/2020 issued by Municipal Corporation Gurugram in favour of DLF Cyber City Developers Limited in respect of Building No. 9B.
33.	<p>a) Urban land ceiling clearance, whether required and if so, details thereon.</p> <p>b) Whether No Objection Certificate under the Income Tax Act is required/ obtained?</p>	<p>No</p> <p>On 15.12.2020, M/s DLF cyber City Developers Ltd. applied to Dy. Commissioner of Income Tax, Circle-1(1), Gurugram for</p>

		granting permission under clause (ii) of proviso to section 281 for creating charge on Tower-8 in favour of State Bank of India.
34.	A details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	Please refer ANNEXURE-1 (DEVELUTION OF TITLE)
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Yes
36.	<p>a) Whether the property offered as security is clearly demarcated?</p> <p>b) Whether the demarcation/ partition of the property are legally valid?</p> <p>c) Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories/houses, as the case may be).</p>	<p>Yes, based on the documents provided.</p> <p>Yes, as per documents provided.</p> <p>Yes, as per documents provided.</p>
37.	<p>Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny?</p> <p>a) Document in relation to electricity connection;</p> <p>b) Document in relation to water connection;</p> <p>c) Document in relation to Sales Tax Registration, if any applicable;</p> <p>d) Other utility bills, if any.</p>	Relevant documents are not available.
38.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.	Valuation report, utility bills, are not available.
39.	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds.	Valuation report and/or approved/ sanctioned plans are not available.

	(If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
41.	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes
	Property is SARFAESI compliant (Y/N)	YES
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Not Applicable
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Yes
44.	Additional aspects relevant for investigation of title as per local laws.	No
45.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	<p>a) M/s DLF Cyber City Developers Ltd. in its Board Meeting for creation of equitable mortgage in favour of State Bank of India, issue Board Resolution authorizing one of its Directors/authorized representative to execute necessary documents for creation of equitable mortgage.</p> <p>b) As per online ROC search, we have found a charge of Axis Trustee Services Limited.</p>

		c) An undertaking stating that the property in question alongwith building constructed thereon is not a part of any lis-pendens is to be obtained from DLF Cyber City Developers Limited.
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	DLF Cyber City Developers Ltd. through authorized signatory/ Director authorized by Board Resolution.
47.	Whether the Real Estate Project comes under Real Estate (Regulation and Development Act, 2016)? Y/N	Not Applicable
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	Not Applicable
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not Applicable
	Whether the details of the apartment/plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not Applicable

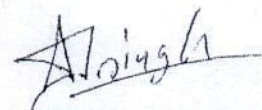
Date: 15.11.2021

Place: Delhi

Thanking you,

Yours faithfully,

For ASA Legal Services LLP



Shailander Singh
Advocate

Annexure-C:

Certificate of title

We have examined the Original Title Deed (Sale Deed) intended to be deposited relating to the Immovable Property and offered as security by way of **Equitable Mortgage** and that the documents referred to in the opinion are valid evidence of freehold Right, title and Interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and we further certify that:

1. We have examined the documents in detail, taking into account all the guidelines in the check list vide Annexure B and the other relevant factors.
2. We confirm having made a search, verified and checked the records of the concerned Sub-Registrar Office, online records of Registrar of Companies and Central Registry of Securitization Assets Reconstruction and Security Interest of India. I find that DLF Cyber City Developers Limited mortgaged the Immovable Property with Axis Trustee Services Limited bearing Charge ID No. 100382353 for an amount of Rs. 24000000000/-. Except said mortgage we do not find anything adverse which would prevent the Title Holders from creating a valid mortgage on production of the original title deeds and no due certificate from Axis Trustee Services Limited. We are liable/responsible upto the fee paid to us, if any loss is caused to the bank due to negligence on my part or by my agent in making searches.
3. Following scrutiny of Land Records/Revenue Records, relative Title Deeds, and verification from concerned registrar office, we hereby certify the genuineness of the Title Deeds.
4. As per documents mentioned in the report No Minor interest involved in the Immovable Property.
5. The Mortgage if created, will be available to the Bank for the liability of the intending Borrower i.e. M/S DLF Cyber City Developers Ltd. subject to satisfaction of charge created in favour of Axis Trustee Services Limited.
6. We certify that M/S DLF Cyber City Developers Ltd. has an absolute, clear and Marketable title over the Immovable Property subject to mortgage created in favour of Axis Trustee Services Limited.
7. It case of creation of Mortgage by Deposit of Title Deed, we certify that the deposit of following title deeds/documents as mentioned in Annexure-2, would create a valid and enforceable mortgage.
8. There are no legal impediments for creation of the mortgage under any applicable Law/Rules in force.

9. It is certified that the property is SARFAESI compliant.

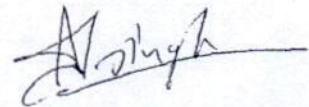
Date: 15.11.2021

Place: Delhi

Thanking you,

Yours faithfully,

For ASA Legal Services LLP



Shailander Singh
Advocate

SCHEDULE OF THE IMMOVABLE PROPERTY:

Land admeasuring **7 Bigha 04 Biswa 11 Biswansi OR 4.52 Acres**, situated at Village Nathupur, Cyber City Colony, Sector-24, 25 & 25A Tehsil Wazriabad, District Gurgaon, Haryana:

Sl. No.	Khasra No.	Area in Bigha-Biswa-Biswansi
1	113/1 Min	2-00-02
2	114 Min	2-04-07
3	115 Min	1-11-12
4	116 Min	1-08-10
	Total	7-04-11

ANNEXURE-'1'

I. DEVOLUTION OF TITLE:

Land admeasuring **7 Bigha 04 Biswa 11 Biswansi OR 4.52 Acres**, situated at Village Nathupur, Cyber City Colony, Sector-24, 25 & 25A Tehsil Wazriabad, District Gurgaon, Haryana:

Sl. No.	Khasra No.	Area in Bigha-Biswa-Biswansi	Refer Report No.
1	113/1 Min	2-00-02	1
2	114 Min	2-04-07	
3	115 Min	1-11-12	2
4	116 Min	1-08-10	3
	Total	7-04-11	

1. Report No. 1:

Sl. No.	Khasra No.	Area in Bigha-Biswa-Biswansi
1	113/1 Min	2-00-02
2	114 Min	2-04-07

- 1.1 **Sale Deed:** On 22.05.1986, M/s Nahidco Housing Pvt. Ltd. sold Khasra No. 113 Min. (2-0-10) and Khasra No. 114 (2-05) along with other land to **M/s DLF Universal Ltd.**, for a consideration of Rs.17,23,000/-, vide Sale Deed bearing Document No. 971 dully registered before the Sub-Registrar Gurgaon at Book No. 1, on 23/05/1986.
Mutation was also sanctioned to this effect, vide Mutation No. 960 dated 16.06.1986.
- 1.2 **Jamabandi for the Year 2005-2006:** As per Jamabandi for the Year 2005-2006, Khewat No. 227, Khata No. 281, Khasra No. 113 Min. (2-0-5) and Khasra No. 114 (2-5) was in the name of M/s DLF Universal Limited.
- 1.3 As per revenue record the area of Khasra No. 113 min is shown as (2-0-5) whereas as per sale Deed the area sold is (2-0-10). Both the area are wrong however the correct area as per previous revenue record is (2-0-8) the same is corrected in the revenue record vide Badar No. 32 sanctioned on 30.04.2016.
- 1.4 **Mutation No. 2255:** On account change of name of the Company DLF Universal Limited becomes DLF Limited, to this effect Mutation No. 2255 was also sanctioned in the revenue record on 31.01.2007.
- 1.5 **Mutation No. 2258 and 2338:** On account change of name of the Company DLF Limited becomes DLF Cyber City Developers Limited, to this effect Mutation No. 2255 was also sanctioned to this effect on 31.01.2007 and Mutation No. 2338 was also sanctioned to this effect on 13.10.2008.

- 1.6 **Jamabandi for the Year 2010-2011 and 2015-2016:** As per online Jamabandi for the Year 2010-2011, Khewat No. 263, Khata No. 315, Jamabandi for the Year 2015-2016, Khewat No. 291, Khata No. 342 and Jamabandi for the Year 2020-2021, Khewat No. 316, Khata No. 363, Khasra No. 113 Min. (2-0-8) and Khasra No. 114 (2-5) is in the name of M/s DLF Cyber City Developers Limited. Photocopy of Jamabandi Jamabandi for the Year 2010-2011, Jamabandi for the Year 2015-2016 and Jamabandi for the Year 2020-2021, are enclosed as **Annexure-3**.

Remarks: On the basis of above referred documents and flow of title M/s DLF Cyber City Developers Limited is the rightful and registered owner of Khasra No. 113 Min. (2-0-8) and Khasra No. 114 (2-5).

2. **Repot No. 2:**

Sl. No.	Khasra No.	Area in Bigha-Biswa-Biswansi
1	115 Min	1-11-12

- 2.1 **Sale Deed:** On 04.07.2003, Mr. Kushiram son of Tota (1/2 share), Mr. Naresh, Mr. Ram Kishore both sons equally in (1/6 share), Ms. Santosh, Ms. Shankuntala both daughters equally in (1/9 share) and Ms. Maina Devi wife of Ratiram in (1/18 share) (through GPA Mr. Gopal Kumar) sold their entire 5/6 share in Khasra No. 115(2-06) to **M/s DLF Universal Ltd.** for a consideration amount Rs.3,77,00,000/-, vide Sale Deed bearing Document No. 4330, dully registered before the Sub-Registrar Gurgaon at Book No. 1, Volume No. 7420, Page No. 53-54 on 04/07/2003 and additional copy pasted at Book No. 1, Volume No. 704, Page No. 159. Mutation was also sanctioned to this effect, vide Mutation No. 2030 dated 29.09.2003.
- 2.2 **Sale deed:** On 29.06.2004, Ramkala son of Ratiram (1/12 share), Mr. Surender Kumar and Mr. Hari Singh alias Chinnu both sons of Ramkala equally in (1/12 share) sold their entire 1/6 share in Khasra No. 115(2-06) to **M/s DLF Universal Ltd.** for a consideration amount Rs.75,37,140/-, vide Sale Deed bearing Document No. 6997 duly registered before the Sub-registrar Gurgaon at Book No. 1, Volume No. 7979, page No. 40-41 on 29.06.2004 and additional copy pasted at Book No. 1, Volume No. 733, Page No. 99. Mutation was also sanctioned to this effect, vide Mutation No. 2085 dated 14.07.2004.
- 2.3 **Mutation No. 2255:** On account change of name of the Company DLF Universal Limited becomes DLF Limited, to his effect Mutation No. 2255 was also sanctioned on 31.01.2007.

- 2.4 **Mutation No. 2258 and 2338:** On account change of name of the Company DLF Limited becomes DLF Cyber City Developers Limited, to his effect Mutation No. 2255 was also sanctioned on 31.01.2007 and Mutation No. 2338 was also sanctioned on 13.10.2008.

- 2.5 **Jamabandi for the Year 2015-2016:** As per online Jamabandi for the Year 2015-2016, Khewat No. 25, Khata No. 31 and Jamabandi for the Year 2020-2021, Khewat No. 29, Khata No. 33, Khasra No. 115 (2-6) is in the name of M/s DLF Cyber City Developers Limited. Photocopy of Jamabandi for the Year 2015-2016 and Jamabandi for the Year 2020-2021, are enclosed as **Annexure-4**.

Remarks: On the basis of above referred documents and flow of title M/s DLF Cyber City Developers Limited is the rightful and registered owner of Khasra No. 115 (2-6).

3. **Report No. 3**

Sl. No.	Khasra No.	Area in Bigha-Biswa-Biswansi
1	116 Min	1-08-10

- 3.1 **Sale Deed:** On 26.04.1985, Mr. Bhagmal son of Indraj (1/5 share), Mr. Prakash son of Bhagmal (3/10) and Mr. Sukhram son of Indraj (1/2 share) sold their entire shares Khasra No. 116 (1-15) along with other land to **M/s Delhi Land & Finance Limited**, for a consideration amount Rs.25,92,188/- vide Sale Deed bearing Document No. 552 dated 26.04.1985 dully registered before the Sub-Registrar Gurgaon at Book No. 1, Volume No. 2004, Page No. 63-66 and additional copy pasted at Book No. 1, Volume No. 374, Page No. 13.

Mutation was also sanctioned to this effect, vide Mutation No. 786.

- 3.2 **Jamabandi for the Year 2005-2006:** As per Jamabandi for the Year 2005-2006, Khewat No. 226, Khata No. 280, Khasra No. 116 (1-15) was in the name of M/s Delhi Land & Finance Limited.

- 3.3 **Amalgamation Scheme:** Delhi Land & Finance Limited alongwith Paragon Real Estate & Apartments (P) Ltd., DLF General Finance Limited, Vee Dee Investment and Agencies Limited, Landsdale Estate Limited, Kavicon Agro Farming Co. Pvt. Limited, Instant Batteries Limited, DLF Industrial Finance and Leasing Co. Limited, DLF Housing Finance Ltd., DLF Exports Limited, DLF Engineering Projects Limited, Bhagirathi Investments Limited, Apollo Land and Housing Co. Limited, Anurag Construction Co. Limited applied for amalgamation with DLF Housing & Construction Ltd. before the Hon'ble High Court of Delhi at New Delhi and Hon'ble High Court of Delhi at New Delhi vide its order dated 06/11/2000 passed in Company Petition No. 60 to 74 of 2000 sanctioned the scheme of amalgamation, by which all assets (movable and immovable) and liabilities were vested in the DLF Housing & Construction Ltd. Mutation No. 2252 was also sanctioned to this effect.

Further, pursuant to the aforesaid order, on 26.03.2001, Registrar of Companies, issued Certificate of Registration of Orders of Court Confirming Amalgamation of Companies with DLF Housing & Construction Limited.

- 3.4 **Partnership:** On 27/01/2004 a Partnership Deed was executed between DLF Universal Limited and its various group entities viz. DLF Housing & Construction Limited, DLF Retail Developers Limited (erstwhile known as Jai Yatayat Limited), Silver Oak's Property Management Services Pvt. Ltd., CEE PEE Maintenance Services Pvt. Ltd and PEE TEE Property Management Services Pvt. Ltd. to develop the project namely Cyber City Colony formed a partnership firm in the name and style of DLF Cyber City and brought their respective land under project as their capital in the partnership firm.
- 3.5 Further, on 25/5/2004, by virtue of Partnership Deed Comfort Buildcon Pvt. Limited, Sunlight Promoters Pvt. Limited, Prompt Real Estate Pvt. Limited, High Value Builders Pvt. Limited joined as partners in the aforesaid partnership firm DLF Cyber City. Subsequently on 01/02/2006, by virtue of Partnership Deed executed between all the parties for smooth working and better and effective management and improvement and advancement of the business have mutually agreed that the firm should have a permanent paid up capital of Rs.50,00,000/- divided into shares of Rs.10 Each.
- 3.6 Subsequently, the said partnership firm namely DLF Cyber City was converted into a public limited company in the name of DLF Cyber City Developers Limited w.e.f. 2.3.2006 under provisions of Indian Companies Act, 1956 and the entire business of the partnership firm has been taken over by the said company.
- 3.7 **Jamabandi for the Year 2010-2011, 2015-2016 and 2020-2021:** As per online Jamabandi for the Year 2010-2011, Khewat No. 263, Khata No. 315, Jamabandi for the Year 2015-2016, Khewat No. 291, Khata No. 342 and Jamabandi for the Year 2020-2021, Khewat No. 316, Khata No. 363, Khasra No. 116 (1-15) is in the name of M/s DLF Cyber City Developers Limited. Copy of Online Jamabandi for the Year 2010-2011, Khewat No. 263, Jamabandi for the Year 2015-2016 and Jamabandi for the Year 2020-2021, are enclosed hereinabove as **Annexure-3**.

Remarks: On the basis of above referred documents and flow of title M/s DLF Cyber City Developers Limited is the rightful and registered owner of Khasra No. 116 (1-15).

II. Development and Construction:

2.1 License:

Landholding companies applied to the Director, Town & Country Planning, Haryana Chandigarh for licence to develop a Cyber City Colony on the

Property alongwith other land and got the same in its favour detailed as under:

- i. Director, Town & Country Planning, Haryana Chandigarh issued Licence bearing No. 07 dated 12/02/2002 in favour of DLF Universal Ltd. with respect to land admeasuring 7.093 Acres situated at Village Nathupur & Dundahera, District Gurgaon, Haryana for setting up of a Cyber City Colony. This Licence was valid upto 11/02/2007.
- ii. Director, Town & Country Planning, Haryana Chandigarh issued Licence bearing No. 08 dated 12/02/2002 in favour of DLF Housing & Construction Ltd with respect to land admeasuring 65.732 Acres situated at Village Nathupur & Dundahera, District Gurgaon, Haryana for setting up of a Cyber City Colony. This Licence was valid upto 11/02/2007.
- iii. Director, Town & Country Planning, Haryana Chandigarh issued Licence bearing No. 295 of 2005 dated 16/12/2005 in favour of DLF Universal Ltd. with respect to land admeasuring 2.445 Acres situated at Village Nathupur, District Gurgaon, Haryana for setting up of a Cyber City Colony. This Licence is valid upto 15/12/2010.

2.2 Renewal of License:

- i. Directorate of Town & Country Planning, Haryana, Chandigarh vide its letter dated 16/05/2012, issued in favour of DLF Universal Ltd. renewed Licence No.8 of 2002 dated 12/02/2002 upto 11/02/2014.
- ii. Directorate of Town & Country Planning, Haryana, Chandigarh vide its letter dated 13/05/2016, issued in favour of DLF Universal Ltd., DLF Housing & Construction Ltd. renewed Licence No.7 & 8 of 2002 dated 12/02/2002 upto 11/02/2018.
- iii. Directorate of Town & Country Planning, Haryana, Chandigarh vide its letter bearing Memo No. RL-150-PA(B)/2017/31836 dated 12/12/2017, issued in favour of DLF Ltd. & Others (formerly known as DLF Universal Ltd.) renewed Licence No.7 & 8 of 2002 dated 12/02/2002 and License No. 295 of 2005 dated 16/12/2005 upto 11/02/2020 & 15/12/2019 respectively.

2.3 Occupancy Certificate:

The Director, Town and Country Planning, Haryana, Chandigarh, vide its Memo No. ZP-71/6193 dated 29.06.2009, issued Occupation Certificate with respect of Building No. 9 (Block-B) in Cyber City having FAR of 52550.279 sq. mtrs., situated in Sector- 24, 25 & 25A DLF City, Gurgaon subject payment of composite charges of Rs.16,78,509/- in favour of M/s DLF Ltd.

2.4 Property Tax:

Property Tax Receipt No. 1503509 dated 31/07/2020 issued by Municipal Corporation Gurugram in favour of DLF Cyber City Developers Limited for an amount of Rs.6535166/- (Commercial Tax) and Rs.726128/- (Fire Tax) with respect to Building No. 9B for the year 2020-2021.

III. SEARCHES (SUB-REGISTRAR, ROC, CERSAI):

3.1 Sub-Registrar Searches:

On 28/10/2021, searches were carried out at the office of the Sub-Registrar-Gurugram, Haryana vide Receipt No. 16504 for the period 1990 to 2017 and Sub-Registrar-Wazirabad, Gurugram, Haryana vide Receipt No. 6118 for the period 2017 to 2021 and found that Sale Deeds as mentioned above in the devolution of title are duly registered. Further, we could not find any such entry which may adversely affect the title of M/S DLF Cyber City Developers Ltd.

Copy of Inspection Receipt No. 16504 and 6118 both dated 28/10/2021, are enclosed as **ANNEXURE-5**.

3.2 ROC Search:

M/s DLF Cyber City Developers Limited:

The record of the Registrar of Companies has been inspected ON-LINE on 15.11.2021, wherein it is found that **M/s DLF Cyber City Developers Limited** is duly registered with the ROC-Delhi, bearing CIN U45201HR2006PLC036074, and found that the company was incorporated on 03.07.1981, having the authorized capital of Rs.1,86,00,50,00,000/- and paid up capital of Rs.27,84,04,08,570/- and having its registered office at 10th Floor, Gateway Tower , DLF City, phase-III Gurgaon 122002 and address other than R/o where all or any books of account and papers are maintained at Sixth Floor, Gateway Tower, DLF City, Phase-III, Gurgaon122002. The Copy of Master Data of the company is enclosed as **Annexure-6**.

We further inspected Index of Charges and found that there are total 102 charges are exists against the company out of which 91 charges are satisfied and 21 charges are still exists against the company. Details of Existing Charges is as under:

Sl. No.	Charge ID	Charge Holder Name	Date of Creation	Date of last Modification	Amount
1	100494703	DBS Bank India Limited	13.10.2021	-----	2000000000

ASA Legal Services LLP

2	100471514	Bajaj Housing Finance Limited	29.07.2021	-----	2500000000
3	100471354	Axis Trustee Services Limited	20.07.2021	-----	6200000000
4	100442882	Vistra ITCL (India) Limited	16.04.2021	-----	5500000000
5	100442884	Vistra ITCL (India) Limited	16.04.2021	-----	1000000000
6	100453659	Vistra ITCL (India) Limited	16.04.2021	-----	7000000000
7	100405027	Axis Trustee Services Limited	22.12.2020	24.03.2021	22000000000
8	100382353	Axis Trustee Services Limited	15.10.2020	25.02.2021	24000000000
9	100360123	DBS Bank India Limited	27.07.2020	-----	3000000000
10	100320968	The Hongkong and Shanghai Banking Corporation Limited	15.01.2020	18.08.2020	1500000000
11	100320971	The Hongkong and Shanghai Banking Corporation Limited	15.01.2020	18.08.2020	1500000000
12	100311979	Axis Trustee Services Limited	12.12.2019	17.01.2020	2750000000
13	100300333	IDBI Trusteeship Services Limited	07.11.2019	-----	5000000000
14	100275079	Vistra ITCL (India) Limited	25.06.2019	-----	2387100044
15	100231919	The Hongkong and Shanghai Banking Corporation Limited	03.01.2019	-----	2000000000
16	100217892	The Hongkong and Shanghai Banking Corporation Limited	02.11.2018	11.02.2021	10000000000
17	100144401	Axis Trustee Services Limited	07.12.2017	-----	5250000000
18	100108430	Housing Development Finance Corporation Limited	20.06.2017	08.06.2018	56400000000
19	100106325	The Hongkong	31.05.2017	23.07.2021	7400000000

		and Shanghai Banking Corporation Limited			
20	100086211	Oriental Bank of Commerce	29.03.2017	----	7770000000
21	10617056	Axis Trustee Services Limited	11.01.2016	07.12.2017	3750000000

Copy of Index of Charges along with online search result is enclosed as **Annexure-7.**

Borrowing Power:

Memorandum of Association:

Clause III (B) 17:

Subject to sections 58-A and 292/293 of the Companies Act, 1956 and the Regulations made therein and the directions issued by Reserve Bank of India to borrow, raise or secure the payment of money or to receive money as loan at interest for any of the objects of the company and at such time or times as may be expedient by promissory notes, bills of exchange, hundies, bills of lading, warrants or such other negotiable instruments of all types or by taking credit in or opening current accounts or overdraft accounts with any person, firm, bank or by such other means, as may deem expedient and in particular by the issue of debentures or debentures stock, perpetual or otherwise and in security for any money so borrowed, raised or received and of any debentures or debenture stock so issued, to mortgage, pledge or charge the whole or any part of the property and assets of the Company both present and future, including its uncalled capital by special assignment or otherwise or to transfer or convey the same absolutely or in trust and to give the lenders power of sale and other powers as may seem expedient and to purchase redeem or pay of such securities provided that the company shall not carry on the business of banking within the meaning of the Banking Regulation Act, 1949.

Clause III (B) 29:

To mortgage or charge the undertaking and all or any of the movable and immovable property and assets, present or further and all or any of the uncalled capital for the time being of the company and to issue at par or at a premium or discount, debentures or debentures stock for such consideration and subject to such rights, powers, privileges and conditions, as may be thought fit.

Articles of Association:

Borrowing Powers:

Schedule-A, Clause 20:

Subject to the provisions of section 58A and 292 of the Act and directions issued by the Reserve Bank of India and Regulations made thereunder the Directors may exercise all the powers of the Company to borrow money without limit as to amount and upon such terms and in such manner as they think fit and to grant any mortgage, charge or standard security over its undertaking, property and uncalled capital or any part thereof and to issue debentures, debenture stock and other Securities whether outright or as security for any debt, liability or obligation of the Company or of any third party.

Seal:

Schedule-A, Clause 36:

- i. The Board shall provide a common seal for the purpose of the Company and shall have power from time to time destroy the same and substitute a new seal in lieu thereof.
- ii. The Board shall provide for the safe custody of the Seal.
- iii. The Seal shall not be affixed to any instrument except in the presence of an officer, including a Director, Manager or Secretary, authorized by the Board in this behalf, from time to time, who shall sign every instrument to which the seal is affixed, provided that in respect of issue of shares certificates, the provisions of the companies (issue of Share Certificates) Rules, 1960 shall apply.

Remarks: Upon perusal of the aforesaid charges it is found that, building No. 8 and 9B alongwith other building, are mortgaged with Axis Trustee Services Limited bearing Charge ID No. 100382353 for an amount of Rs. 24000000000/-.

3.3 CERSAI Search:

M/s DLF Cyber City Developers Limited.

Online searches (Debtor Based) were carried out on 14.10.2021 at the website of Central Registry of Securitization Asset Reconstruction and Security Interest of India and found that various properties are registered against the CIN No. U45201HR2006PLC036074, and few Khasras out of the Demised Property is registered with CERSAI. Summary of CERSAI searches along with online search result is enclosed as **Annexure-8**.

S. No.	Assets Description	Charge Holder Details	Asset ID	Name of Borrower
1.	Asset Category Immovable Type of Asset Commercial Description of Asset Commercial Plot Plot Number 427 Name of the Project / Scheme / Society / Zone Sector 24 25 25a Street Name / Number Pocket Locality / Sector 24 25 25a City / Town / Village Gurgaon District Gurgaon State / UT Haryana Pin Code / Post Code 122001	ICICI Bank Limited Defence Colony	200052558797	DLF Cyber City Developers Limited
2.	Asset Category Immovable Type of Asset Commercial Description of Asset Commercial Plot Plot Number 436/1 House / Flat Number / Unit No Floor No Building / Tower Name / Number Name of the Project / Scheme / Society / Zone Sector 24 25 25a Street Name / Number Pocket Locality / Sector Sector 24 25 25a City / Town / Village Gurgaon District Gurgaon State / UT Haryana Pin Code / Post Code 122001	ICICI Bank Limited Defence Colony	200052560311	DLF Cyber City Developers Limited
3.	Asset Category Immovable Type Of Asset Commercial Description Of Asset Commercial Plot Plot Number 425/1/2/1 House / Flat Number / Unit No Floor No Building / Tower Name / Number Name of the Project / Scheme / Society / Zone Sector 24 25 25a Street Name / Number Pocket Locality / Sector 24 25 25a City / Town / Village Gurgaon District Gurgaon State / UT Haryana Pin Code / Post Code 122001	ICICI Bank Limited Defence Colony	200052558988	DLF Cyber City Developers Limited

4.	<p>Asset Category Immovable Type Of Asset Commercial Description Of Asset Commercial Plot Plot Number 426/1/1 House / Flat Number / Unit No Floor No Building / Tower Name / Number Name of the Project / Scheme / Society / Zone Sector 24 25 25a Street Name / Number Pocket Locality / Sector 24 25 25a City / Town / Village Gurgaon District Gurgaon State / UT Haryana Pin Code / Post Code 122001</p>	<p>ICICI Bank Limited Defence Colony</p>	200052559023	DLF Cyber City Developers Limited
5.	<p>Plot Number 428 House / Flat Number / Unit No Floor No Building / Tower Name / Number Name of the Project / Scheme / Society / Zone Sector 24 25 25a Street Name / Number Pocket Locality / Sector 24 25 25a City / Town / Village Gurgaon District Gurgaon State / UT Haryana Pin Code / Post Code 122001</p>	<p>ICICI Bank Limited Defence Colony</p>	200052558858	DLF Cyber City Developers Limited
6.	<p>Asset Category Immovable Type Of Asset Residential Description Of Asset Residential Plot Survey Number / Municipal Number Building NO 7 Plot Number Building NO 7 House / Flat Number / Unit No BUILDING NO 7 Floor No 0 Building / Tower Name / Number DLF City Except First Floor Gurugram Name of the Project / Scheme / Society / Zone DLF CITY EXCEPT FIRST FLOOR GURUGRAM Street Name / Number DLF CITY EXCEPT FIRST FLOOR GURUGRAM Pocket</p>	<p>Bajaj Housing Finance Limited Cerebram It Park 5floor Kalyani Nagar Pune</p>	200055792599	DLF Cyber City Developers Limited

	Locality / Sector DLF CITY EXCEPT FIRST FLOOR GURUGRAM City / Town / Village Gurgaon District Gurgaon State / UT Haryana Pin Code / Post Code 122022			
7.	Asset Category Immovable Type Of Asset Other Description Of Asset As described under MOE dated 16-04-2021 Survey Number / Municipal Number 167 168 157/1 Plot Number 405B House / Flat Number / Unit No Floor No Building / Tower Name / Number Name of the Project / Scheme / Society / Zone DLF Cybercity Street Name / Number Pocket Locality / Sector Gurgaon City / Town / Village Gurgaon District Gurgaon State / UT Haryana Pin Code / Post Code 122002	Vistra ITCL (India) Limited Branch Name BKC Mumbai	200054604696	DLF Cyber City Developers Limited
8	Asset Category Immovable Type Of Asset Commercial Description Of Asset Commercial Plot Plot Number 424/1 House / Flat Number / Unit No Floor No Building / Tower Name / Number Name of the Project / Scheme / Society / Zone Sector 24 25 25a Street Name / Number Pocket Locality / Sector 24 25 25a City / Town / Village Gurgaon District Gurgaon State / UT Haryana Pin Code / Post Code 122001	ICICI Bank Limited Defence Colony	200052559159	DLF Cyber City Developers Limited
9	Asset Category Immovable Type Of Asset Commercial Description Of Asset Commercial Plot Plot Number 431 House / Flat Number / Unit No Floor No Building / Tower Name / Number	ICICI Bank Limited Defence Colony	200052560302	DLF Cyber City Developers Limited

	Name of the Project / Scheme / Society / Zone Sector 24 25 25a Street Name / Number Pocket Locality / Sector 24 25 25a City / Town / Village Gurgaon District Gurgaon State / UT Haryana Pin Code / Post Code 122001			
10	Asset Category Immovable Type Of Asset Other Description Of Asset Plot Survey Number / Municipal Number 2 Plot Number 82 House / Flat Number / Unit No Floor No Building / Tower Name / Number Name of the Project / Scheme / Society / Zone NA Street Name / Number Pocket Locality / Sector Gurgaon City / Town / Village Gurgaon District Gurgaon State / UT Haryana Pin Code / Post Code 122002	Axis Trustee Services Ltd. Branch Name Central office	200050436558	DLF Cyber City Developers Limited
11	Asset Category Immovable Type Of Asset Commercial Description Of Asset Commercial Plot Plot Number Plot No405-B House / Flat Number / Unit No Floor No Building / Tower Name / Number Name of the Project / Scheme / Society / Zone NA Street Name / Number Pocket Locality / Sector Plot No405-B City / Town / Village Gurgaon District Gurgaon State / UT Haryana Pin Code / Post Code 122002	Axis Trustee Services Ltd. Branch Name Central Office	200053317828	DLF Cyber City Developers Limited
12	Asset Category Immovable Type Of Asset Residential Description Of Asset Residential Plot Survey Number / Municipal Number Building NO 7	Bajaj Housing Finance Limited Cerebram It Park 5floor	200055792599	DLF Cyber City Developers Limited

	<p>Plot Number Building NO 7 House / Flat Number / Unit No BUILDING NO 7 Floor No 0 Building / Tower Name / Number DLF City Except First Floor Gurugram Name of the Project / Scheme / Society / Zone DLF CITY EXCEPT FIRST FLOOR GURUGRAM Street Name / Number DLF CITY EXCEPT FIRST FLOOR GURUGRAM Pocket Locality / Sector DLF CITY EXCEPT FIRST FLOOR GURUGRAM City / Town / Village Gurgaon District Gurgaon State / UT Haryana Pin Code / Post Code 122022</p>	Kalyani Nagar Pune		
13	<p>Asset Category Immovable Type Of Asset Commercial Description Of Asset Commercial Plot Plot Number 427/1 House / Flat Number / Unit No Floor No Building / Tower Name / Number Name of the Project / Scheme / Society / Zone Sector 24 25 25a Street Name / Number Pocket Locality / Sector 24 25 25a City / Town / Village Gurgaon District Gurgaon State / UT Haryana Pin Code / Post Code 122001</p>	<p>ICICI Bank Limited Defence Colony</p>	200052558806	DLF Cyber City Developers Limited
14	<p>Asset Category Immovable Type Of Asset Commercial Description Of Asset Commercial Plot Survey Number / Municipal Number AS PER MOE DATED 16.04.2021 Plot Number 405-B House / Flat Number / Unit No Floor No Building / Tower Name / Number</p>	<p>Vistra ITCL (India) Limited Branch Name BKC Mumbai</p>	200054543586	DLF Cyber City Developers Limited

	<p>Name of the Project / Scheme / Society / Zone as per property documents if any</p> <p>Street Name / Number</p> <p>Pocket</p> <p>Locality / Sector Sector 20 Udyog Vihar Phase-III</p> <p>City / Town / Village Gurgaon</p> <p>District Gurgaon</p> <p>State / UT Haryana</p> <p>Pin Code / Post Code 122002</p>			
15	<p>Asset Category Immovable</p> <p>Type Of Asset Commercial</p> <p>Description Of Asset Commercial Unit</p> <p>Survey Number / Municipal Number 73/32,73/1A2,60/1d</p> <p>Plot Number</p> <p>House / Flat Number / Unit No 11</p> <p>Floor No</p> <p>Building / Tower Name / Number Tower 11</p> <p>Name of the Project / Scheme / Society / Zone Sriperumbudur</p> <p>Street Name / Number</p> <p>Pocket South Cennai</p> <p>Locality / Sector Kundrathur</p> <p>City / Town / Village Kancheepuram</p> <p>District Kancheepuram</p> <p>State / UT Tamil Nadu</p> <p>Pin Code / Post Code 600016</p>	<p>DBS Bank India Limited</p> <p>Delhi</p>	200056250933	DLF Cyber City Developers Limited
16	<p>Asset Category Immovable</p> <p>Type Of Asset Other</p> <p>Description Of Asset Plot</p> <p>Survey Number / Municipal Number 77</p> <p>Plot Number 77</p> <p>House / Flat Number / Unit No</p> <p>Floor No</p> <p>Building / Tower Name / Number</p> <p>Name of the Project / Scheme / Society / Zone NA</p> <p>Street Name / Number</p> <p>Pocket</p> <p>Locality / Sector Gurgaon</p> <p>City / Town / Village Gurgaon</p> <p>District Gurgaon</p> <p>State / UT Haryana</p> <p>Pin Code / Post Code 122002</p>	<p>Axis Trustee Services Ltd.</p> <p>Branch Name Central office</p>	200050436467	DLF Cyber City Developers Limited

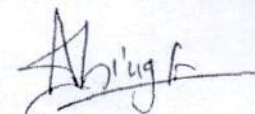
17	<p>Asset Category immovable Type Of Asset Commercial Description Of Asset Commercial Plot Plot Number 427/1 House / Flat Number / Unit No Floor No Building / Tower Name / Number Name of the Project / Scheme / Society / Zone Sector 24 25 25a Street Name / Number Pocket Locality / Sector 24 25 25a City / Town / Village Gurgaon District Gurgaon State / UT Haryana Pin Code / Post Code 122001</p>	<p>ICICI Bank Limited Defence Colony</p>	200052558807	DLF Cyber City Developers Limited
18	<p>Asset Category Immovable Type Of Asset Commercial Description Of Asset Commercial Plot Survey Number / Municipal Number 113/1,114-116 Plot Number Building 9B House / Flat Number / Unit No Floor No Building / Tower Name / Number Name of the Project / Scheme / Society / Zone DLF Cyber City Street Name / Number Pocket Locality / Sector DLF Cyber City City / Town / Village Gurgaon District Gurgaon State / UT Haryana Pin Code / Post Code 122002</p>	<p>Axis Trustee Services Ltd. Branch Name Central office</p>	200052003828	DLF Cyber City Developers Limited
19	<p>Asset Category Immovable Type Of Asset Other Description Of Asset Freehold Survey Number / Municipal Number 69,70,71,72,73,76 Plot Number Building 8 House / Flat Number / Unit No Floor No Building / Tower Name / Number Name of the Project / Scheme / Society / Zone DLF Cyber City Street Name / Number Pocket Locality / Sector DLF Cyber City</p>	<p>Axis Trustee Services Ltd. Branch Name Central office</p>	200052505665	DLF Cyber City Developers Limited

	City / Town / Village Gurgaon District Gurgaon State / UT Haryana Pin Code / Post Code 122002			
20	Asset Category Immovable Type Of Asset Commercial Description Of Asset Commercial Plot Plot Number 430/2 House / Flat Number / Unit No Floor No Building / Tower Name / Number Name of the Project / Scheme / Society / Zone Sector 24 25 25a Street Name / Number Pocket Locality / Sector 24 25 25a City / Town / Village Gurgaon District Gurgaon State / UT Haryana Pin Code / Post Code 122001	ICICI Bank Limited Defence Colony	200052560289	DLF Cyber City Developers Limited
21	Asset Category Immovable Type Of Asset Commercial Description Of Asset Commercial Plot Plot Number 429/1 House / Flat Number / Unit No Floor No Building / Tower Name / Number Name of the Project / Scheme / Society / Zone Sector 24 25 25a Street Name / Number Pocket Locality / Sector 24 25 25a City / Town / Village Gurgaon District Gurgaon State / UT Haryana Pin Code / Post Code 122001	ICICI Bank Limited Defence Colony	200052558866	DLF Cyber City Developers Limited

Thanking you,

Yours truly,

For ASA Legal Services LLP



**Shailander Singh
Advocate**

ANNEXURE-'2'

(DOCUMENTS REQUIRED FOR EQUITABLE MORTGAGE)

1. Certified true copies of Jamabandi and Mutation/Intqal latest issued by the concerned Patwari in favour of the owner company i.e. DLF Cyber City Developers Ltd. relating to **the Property**.
2. Original registered Sale Deed dated 26/04/1985 executed by Mr. Bhagmal (1/5 share), Mr. Prakash (3/10) and Mr. Sukhram (1/2 share) in favour of M/s Delhi Land & Finance Limited in respect of land admeasuring **11 Bigha 17 Biswa** comprised in Khasra Nos. 768 min. east(2-7-0), 484(1-13-0), 485(0-11-0), 501(0-19-0), 502(4-1-0), 116(1-15-0), 358(0-11-0), situated at in the revenue estate of Village Nathupur, Tehsil & Jila Gurgaon.

The said Deed is duly registered as Document No. 552, in Addl. Book No.1, Volume No. 2004/374 in Pages 63 to 66/13 on 26/04/1985.

3. Original registered Sale Deed dated 22/05/1986 executed by Nahidco Housing Pvt. Ltd. in favour of M/s DLF Universal Limited in respect of land admeasuring 06 Bigha 14½ Biswa comprised in Khasra Nos. 110(2-9-0), 113 min.(2-0-10), 114(2-5-0), situated at in the revenue estate of Village Nathupur, Tehsil & Jila Gurgaon.

The said Deed is duly registered as Document No. 971, in Book No.1, Volume No. 2208 on 22/05/1986.

4. Original registered Sale Deed dated 04/07/2003 executed by Mr. Kushiram (1/2 share), Mr. Naresh (1/12 share), Mr. Ram Kishore (1/12 share), Ms. Santosh (1/18 share), Ms. Shankuntala (1/18 share) and Ms. Maina Devi (1/18 share) (through GPA Mr. Gopal Kumar) in favour of M/s DLF Universal Limited in respect of land admeasuring 01 Bigha 18 Biswa 07 Biswansi being 5/6 share of land admeasuring 02 Bigha 06 Biswa comprised in Khewat No. 14 min., Khata No. 24, Khasra No. 115(2-6), situated at in the revenue estate of Village Nathupur, Tehsil & Jila Gurgaon.

The said Deed is duly registered as Document No. 4330, in Addl. Book No.1, Volume No. 7420/704 in Pages 53 to 54/159 on 04/07/2003.

5. Original registered Sale Deed dated 29/06/2004 executed by Ramkala (1/12 share), Mr. Surender Kumar (1/24 share) and Mr. Hari Singh alias Chinnu (1/24 share) in favour of M/s DLF Universal Limited in respect of land admeasuring 00 Bigha 07 Biswa 13 Biswansi being 1/6 share of land admeasuring 02 Bigha 06 Biswa comprised in Khewat No. 16 min., Khata No. 27, Khasra No. 115(2-6), situated at in the revenue estate of Village Nathupur, Tehsil & Jila Gurgaon.

The said Deed is duly registered as Document No. 6997, in Addl. Book No.1, on 29/06/2004.

6. Company Certified true copy of Licence bearing No. 07 dated 12/02/2002 issued by Director, Town & Country Planning, Haryana Chandigarh in favour of DLF Universal Ltd. in respect of Total land admeasuring 7.093 Acres situated at Village Nathupur & Dundahera, District Gurgaon, Haryana for setting up of a Cyber City Colony. This Licence is valid upto 11/02/2007.
7. Company Certified true copy of Licence bearing No. 08 dated 12/02/2002 issued by Director, Town & Country Planning, Haryana Chandigarh in favour of DLF Housing & Construction Ltd in respect of Total land admeasuring 65.732 Acres situated at Village Nathupur & Dundahera, District Gurgaon, Haryana for setting up of a Cyber City Colony. This Licence is valid upto 11/02/2007.
8. Company Certified true copy of Licence bearing No. 295 of 2005 dated 16/11/2005 issued by Director, Town & Country Planning, Haryana Chandigarh in favour of DLF Universal Ltd. in respect of Total land admeasuring 2.445 Acres situated at Village Nathupur, District Gurgaon, Haryana for setting up of a Cyber City Colony. This Licence is valid upto 15/12/2010.
9. Company Certified true copy of Occupation Certificate bearing Memo No. ZP-71/6193 issued by The Director, Town and Country Planning, Haryana, Chandigarh in favour of M/s DLF Ltd. in respect of Building No. 9(Block-B) & Basements in Cyber City (with an FAR of 52550.279 sq.mtrs.) in Sector-24, 25 & 25A DLF City, Gurgaon.
10. Company Certified true copy of Letter (relating to the renewal of Licence No.8 of 2002 dated 12/02/2002 upto 11/02/2007) dated 16/05/2012 issued by the Directorate of Town & Country Planning, Haryana, Chandigarh in favour of DLF Universal Ltd. and renewed upto 11/02/2014 in respect of land admeasuring 72.823 acres, situated at Village Nathupur, Gurgaon, Haryana.
11. Company Certified true copy of Letter (relating to the renewal of Licence No.7-8 of 2002 dated 12/02/2002) dated 13/05/2016 issued by the Directorate of Town & Country Planning, Haryana, Chandigarh in favour of DLF Universal Ltd., DLF Housing & Construction Ltd. and renewed upto 11/02/2018 in respect of land admeasuring 61.40 acres (after excluding the area measuring 11.425 acres notified under SEZ and to be de-licenced), situated in the revenue estate of Villages Nathupur & Dundahera, Sector 24, 25 & 25A, Distt. Gurgaon, Haryana.

12. Company Certified true copy of Letter bearing Memo No. RL-150-PA(B)/2017/31836 (relating to the renewal of Licence No. 7-8 of 2002 dated 12/02/2002 and 295 of 2005 dated 16/12/2005) dated 12/12/2017 issued by the Directorate of Town & Country Planning, Haryana, Chandigarh in favour of DLF Ltd. & Others (formerly known as DLF Universal Ltd.) and renewed upto 11/02/2020 & 15/12/2019 in respect of land admeasuring 61.40 acres & 1.9216 acres, in Sector 24, 25 & 25A, Gurugram, Haryana.
13. Photocopy of Property Tax Receipt No. 1503509 (for the year 2020-2021) dated 31/07/2020 issued by Municipal Corporation Gurugram in favour of DLF Cyber City Developers Limited in respect of Building No. 9B.
14. Company Certified true copy of Memorandum and Articles of Association of DLF Cyber City Developers Ltd.
15. No Dues Certificate/NOC from Axis Trustee Services Limited.
16. Certified true copy of Order dated 06/11/2000 passed by Hon'ble High Court of Delhi at New Delhi, in Company Petition No. 60 to 74 of 2000 whereby; several DLF Group Companies were duly amalgamated with DLF Housing & Construction Ltd.
17. Company Certified true copy of Partnership Deed dated 27/01/2004 executed amongst DLF Universal Ltd., DLF Housing & Construction Ltd., Jai Yatayat Ltd., Silver Oaks Property Management Services Pvt. Ltd., Cee Pee Maintenance Services Pvt. Ltd. and Pee Tee Property Management Services Pvt. Ltd. for forming partnership in the name and style of DLF Cyber City.
18. Company Certified true copy of amended Partnership Deed dated 25/05/2004 executed amongst Silver Oaks Property Management Services Pvt. Ltd., Cee Pee Maintenance Services Pvt. Ltd., Pee Tee Property Management Services Pvt. Ltd., Comfort Buildcon Pvt. Ltd., Sunlight Promoters Pvt. Ltd., Prompt Real Estate Pvt. Ltd., Highvalue Builders Pvt. Ltd., DLF Universal Ltd., DLF Housing & Construction Ltd. and Jai Yatayat Ltd. for forming partnership in the name and style of DLF Cyber City.
19. Company Certified true copy of amended Partnership Deed dated 01/02/2006 executed amongst Silver Oaks Property Management Services Pvt. Ltd., Cee Pee Maintenance Services Pvt. Ltd., Pee Tee Property Management Services Pvt. Ltd., Comfort Buildcon Pvt. Ltd., Sunlight Promoters Pvt. Ltd., Prompt Real Estate Pvt. Ltd., Highvalue Builders Pvt. Ltd., DLF Universal Ltd., DLF Housing & Construction Ltd. and DLF Real Developers Ltd. (erstwhile known as Jai Yatayat Ltd.) for forming partnership in the name and style of DLF Cyber City.